

143.0

0008

0013.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

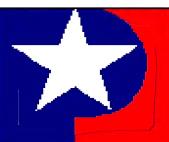
Total Card / Total Parcel

1,176,400 / 1,176,400

APPRAISED: 1,176,400 / 1,176,400

USE VALUE: 1,176,400 / 1,176,400

ASSESSED: 1,176,400 / 1,176,400


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 70 | | COOLIDGE RD, ARLINGTON |

| OWNERSHIP | Unit #: |
|--------------------------|---------|
| Owner 1: CHEN WINSTON S | |
| Owner 2: BOTNEN KRISTIN | |
| Owner 3: | |
| Street 1: 70 COOLIDGE RD | |
| Street 2: | |

| | | | |
|---------------------|---------------|-------|------------|
| Twn/City: ARLINGTON | St/Prov: MA | Cntry | Own Occ: Y |
| | Postal: 02476 | Type: | |

| PREVIOUS OWNER |
|---|
| Owner 1: NAUMAN SUZANNE & CHRISTOPHER/- |
| Owner 2: TRS/SUZANNE C NAUMAN TRUST - |
| Street 1: 70 COOLIDGE RD |
| Twn/City: ARLINGTON |
| St/Prov: MA |
| Postal: 02476 |

| NARRATIVE DESCRIPTION |
|--|
| This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1987, having primarily Clapboard Exterior and 2447 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms. |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS | | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|--|
| Item | Code | Description | % | Item | Code | Description | |
| Z | R1 | SINGLE FA | 100 | water | | | |
| o | | | | Sewer | | | |
| n | | | | Electri | | | |
| | | Census: | | Exempt | | | |
| | | Flood Haz: | | | | | |
| D | | | | Topo | | | |
| s | | | | Street | | | |
| t | | | | Gas: | | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|----|--------|----|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|---------|
| 101 | One Family | | 6500 | Sq. Ft. | Site | | | 0 | 80. | 1.12 | 9 | | | Ledge | -5 | View | 25 | | | 584,248 | | | | | | | 584,200 |

IN PROCESS APPRAISAL SUMMARY

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | Legal Description | | | | User Acct | |
|------------------------------|-----------------|----------------|--------------------------------|------------|-------------|--------|--|-------------------|--|--|--|-----------|--|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | | | Legal Description | | | | User Acct | |
| 101 | 6500.000 | 592,200 | | 584,200 | 1,176,400 | | | | | | | 93240 | |
| Total Card | 0.149 | 592,200 | | 584,200 | 1,176,400 | | | Entered Lot Size | | | | GIS Ref | |
| Total Parcel | 0.149 | 592,200 | | 584,200 | 1,176,400 | | | Total Land: | | | | GIS Ref | |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 480.80 | /Parcel: | 480.80 | | Land Unit Type: | | | | Insp Date | |
| | | | | | | | | | | | | 03/09/17 | |

!11154!

PRINT

| Date | Time |
|----------|----------|
| 12/30/21 | 12:00:44 |
| Last Rev | |
| Date | Time |
| 09/10/19 | 15:44:00 |

| ASR Map: |
|----------------|
| Fact Dist: |
| Reval Dist: |
| Year: |
| LandReason: |
| BldReason: |
| CivilDistrict: |
| Ratio: |

SALES INFORMATION

| TAX DISTRICT | | | | | | | | PAT ACCT. | | | | |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-----------|-------|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | |
| NAUMAN SUZANNE | 1507-37 | | 4/27/2017 | | 1,080,000 | No | No | | | | | |
| NAUMAN CHRISTOP | 1472-70 | | 6/8/2015 | Convenience | 100 | No | No | | | | | |
| DI MAMBRO ANTON | 1306-21 | | 8/12/2005 | | 985,000 | No | No | | | | | |
| | 1048-107 | | 9/1/1988 | | 358,500 | No | No | Y | | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 11/1/2018 | 1625 | Add Bath | 32,000 | C | | | | |
| 7/22/2015 | 995 | Re-Roof | 12,740 | | 7/22/2015 | | | Strip and re-roof. |
| 3/23/2007 | 169 | Redo Kit | 18,000 | | | G9 | GR FY09 | |
| 3/17/1994 | 63 | | 3,000 | | | | | ADD MUDROOM TO GAR |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 1/29/2018 | SQ Returned | EMK | Ellen K |
| 3/9/2017 | Measured | DGM | D Mann |
| 11/4/2015 | Permit Insp | PC | PHIL C |
| 1/21/2009 | Meas/Inspect | 372 | PATRIOT |
| 12/15/1999 | Inspected | 264 | PATRIOT |
| 11/23/1999 | Mailer Sent | | |
| 11/16/1999 | Measured | 264 | PATRIOT |
| 10/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA / / /

| | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------------|-----------------|-----|----------------------|------------|-------------------|-----------|---------------------------------------|------------|---------------|-----|-------------------------|------|-------|------------|------------|--------------|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | |
| Type: | 6 - Colonial | | | Full Bath: | 2 | Rating: | Very Good | OF=XTRA SINK. | | | | | | | | | | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | | A Bath: | | Rating: | | | | | | | | | | | | | |
| (Liv) Units: | 1 | Total: 1 | | 3/4 Bath: | | Rating: | | | | | | | | | | | | | |
| Foundation: | 1 - Concrete | | | A 3QBth: | | Rating: | | | | | | | | | | | | | |
| Frame: | 1 - Wood | | | 1/2 Bath: | 1 | Rating: | Very Good | | | | | | | | | | | | |
| Prime Wall: | 2 - Clapboard | | | A HBth: | | Rating: | | | | | | | | | | | | | |
| Sec Wall: | 1 - Wood Shingl | 10 % | | OthrFix: | 1 | Rating: | Average | | | | | | | | | | | | |
| Roof Struct: | 1 - Gable | | | Kits: | 1 | Rating: | Very Good | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | | A Kits: | | Rating: | | | | | | | | | | | | | |
| Color: | PINK | | | Fpl: | 1 | Rating: | Very Good | | | | | | | | | | | | |
| View / Desir: | | | | WSFlue: | | Rating: | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | | | | | RESIDENTIAL GRID | | | | | | | | | | | |
| Grade: B- - Good (-) | | | | | | | | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | | | |
| Year Blt: | 1987 | Eff Yr Blt: | | Level: | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | | | |
| Alt LUC: | | Alt %: | | Other: | | | | | | | | | | | | | | | |
| Jurisdct: | | Fact: . | | Upper: | | | | | | | | | | | | | | | |
| Const Mod: | | | | Lvl 2: | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Lvl 1: | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | | | | | REMODELING | | | | | | | | | | | |
| Avg Ht/FL: | STD | | | Exterior: | | No Unit | RMS | BRS | FL | RES BREAKDOWN | | | | | | | | | |
| Prim Int Wal | 1 - Drywall | | | Interior: | | 1 | 8 | 3 | M | | | | | | | | | | |
| Sec Int Wall: | | % | | Additions: | | | | | | | | | | | | | | | |
| Partition: | T - Typical | | | Kitchen: | | | | | | | | | | | | | | | |
| Prim Floors: | 3 - Hardwood | | | Baths: | | | | | | | | | | | | | | | |
| Sec Floors: | | % | | Plumbing: | | | | | | | | | | | | | | | |
| Bsmnt Flr: | 12 - Concrete | | | Electric: | | | | | | | | | | | | | | | |
| Subfloor: | | | | Heating: | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | General: | | | | | | | | | | | | | | | |
| Electric: | 3 - Typical | | | Total: | 2.9 % | 1 | 8 | 3 | | | | | | | | | | | |
| Insulation: | 2 - Typical | | | CALC SUMMARY | | | | | | | | COMPARABLE SALES | | | | | | | |
| Int vs Ext: | S | | | Basic \$ / SQ: | 130.00 | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | |
| Heat Fuel: | 2 - Gas | | | Size Adj.: | 1.35000002 | | | | | | | | | | | | | | |
| Heat Type: | 1 - Forced H/Air | | | Const Adj.: | 0.99989998 | | | | | | | | | | | | | | |
| # Heat Sys: | 1 | | | Adj \$ / SQ: | 175.482 | | | | | | | | | | | | | | |
| % Heated: | 100 | % AC: 100 | | Other Features: | 116858 | | | | | | | | | | | | | | |
| Solar HW: | NO | Central Vac: NO | | Grade Factor: | 1.21 | | | | | | | | | | | | | | |
| % Com Wal | | % Sprinkled | | NBHD Inf: | 1.00000000 | | | | | | | | | | | | | | |
| | | | | NBHD Mod: | | WtAv\$/SQ: | AvRate: | Ind.Val | | | | | | | | | | | |
| | | | | LUC Factor: | 1.00 | Juris. Factor: | | Before Depr: | 212.33 | | | | | | | | | | |
| | | | | Adj Total: | 609916 | Special Features: | 0 | Val/Su Net: | 170.86 | | | | | | | | | | |
| | | | | Depreciation: | 17688 | Final Total: | 592200 | Val/Su SzAd | 404.09 | | | | | | | | | | |
| | | | | Deprecated Total: | 592228 | | | | | | | | | | | | | | |
| MOBILE HOME | | | | | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | PARCEL ID 143.0-0008-0013.0 | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | |
| More: N | Total Yard Items: | | | | | | | | | | | | | | | | | | |
| | Total Special Features: | | | | | | | | | | | | | | | | | | |
| | Total: | | | | | | | | | | | | | | | | | | |

Sum Area By Label :

- FFL = 1026
- LLV = 325
- BMT = 875
- TQS = 550
- WDK = 262
- OSP = 136
- SFL = 27
- GAR = 360
- OFF = 42

RESIDENTIAL GRID SKETCH

IMAGE AssessPro Patriot Properties, Inc